152.0	0007	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	853,400 / 853,400
					USE VALUE:	853,400 / 853,400
					ASSESSED:	853,400 / 853,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		PERKINS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC DONOUGH MARY E/LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	14 PERKINS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MC DONOUGH MARY E -
Owner 2:	-
Street 1:	14 PERKINS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .167 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Aluminum Exterior and 2097 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7289.000	342,500		510,900	853,400
Total Card	0.167	342,500		510,900	853,400
Total Parcel	0.167	342,500		510,900	853,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.88 | /Parcel: 406.88

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 101035

GIS Ref

GIS Ref

Insp Date 05/09/18

!11942!

PREVIOUS ASSESSMENT

Parcel ID 152.0-0007-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	342,500	0	7,289.	510,900	853,400		Year end	12/23/2021
2021	101	FV	332,000	0	7,289.	510,900	842,900		Year End Roll	12/10/2020
2020	101	FV	332,000	0	7,289.	510,900	842,900	842,900	Year End Roll	12/18/2019
2019	101	FV	264,200	0	7,289.	479,000	743,200	743,200	Year End Roll	1/3/2019
2018	101	FV	264,200	0	7,289.	396,000	660,200	660,200	Year End Roll	12/20/2017
2017	101	FV	264,200	0	7,289.	364,000	628,200	628,200	Year End Roll	1/3/2017
2016	101	FV	264,200	0	7,289.	332,100	596,300	596,300	Year End	1/4/2016
2015	101	FV	257,700	0	7,289.	325,700	583,400	583,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:27:56

LAST REV

Date	Time
05/18/18	10:31:23
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11942

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC DONOUGH MARY	70080-247		10/16/2017	Convenience	1	No	No		
MC DONOUGH MARY	57396-71		9/2/2011	Convenience	1	No	No		
	5665-17		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	101035
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2018	Inspected	BS	Barbara S
4/27/2018	MEAS&NOTICE	CC	Chris C
1/15/2009	Meas/Inspect	336	PATRIOT
11/22/1999	Meas/Inspect	270	PATRIOT
7/21/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7289		Sq. Ft.	Site		0	80.	0.88	9									510,936						510,900	

Total AC/HA:	0.16733	Total SF/SM:	7289	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	510,936	Spl Credit		Total:	510,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	174.614
Other Features:	78500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	465393
Depreciation:	122864
Depreciated Total:	342529

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

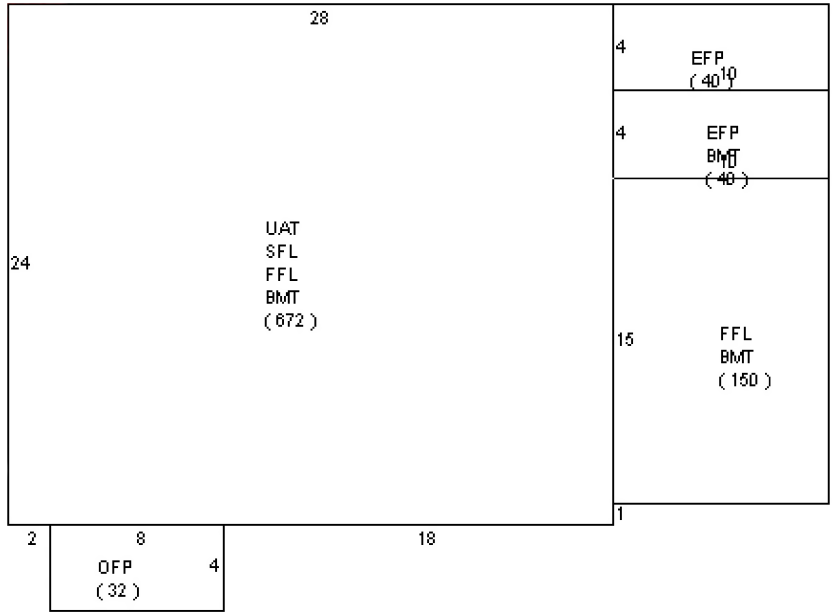
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	192.08
Special Features:	0	Val/Su Net:	129.93
Final Total:	342500	Val/Su SzAd	229.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	862	76.220	65,701
FFL	First Floor	822	174.610	143,532
SFL	Second Floor	672	174.610	117,340
UAT	Upper Attic	168	69.850	11,734
EFP	Enclos Porch	80	60.950	4,876
OFP	Open Porch	32	43.780	1,401

Net Sketched Area:	2,636			Total:	344,584
Size Ad	1494	Gross Area	3140	FinArea	2097

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0007-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	